



ELEVEN
GRAFTON
STREET

TO LET
PRIME RETAIL OPPORTUNITY





PROPERTY

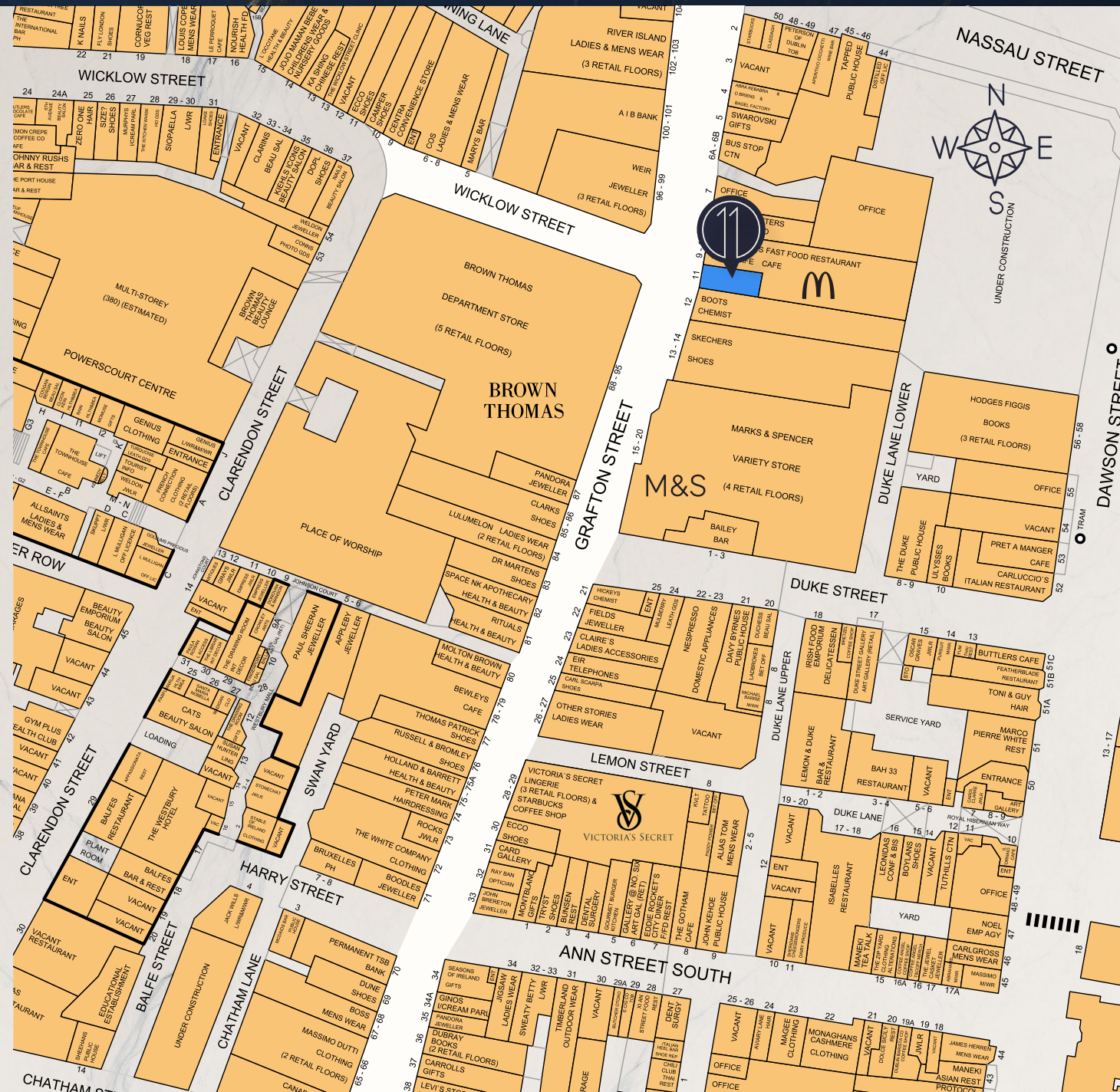
- The subject property benefits from a prominent position on Grafton Street, at the high-profile and busy junction with Wicklow Street.
- Grafton Street is Ireland's premium retail location, where a range of international brands trade successfully. Annual Footfall is estimated at 25 million.
- Notable occupiers in the immediate vicinity include:
 - Brown Thomas
 - Weir & Sons
 - Skechers
 - New Balance
 - M&S
 - Dr. Martens
 - & Other Stories
 - Lululemon
- This location is well served by public transport links. The Dawson Street Luas stop is just a 3 minute walk away from the subject property.

ACCOMMODATION SCHEDULE

The subject property comprises the following approximate floor areas

FLOOR	SQ FT	SQ M
Ground - Retail	842	78.2
First - Retail	609	56.6
Second - Storage	424	39.4
TOTAL	1,875	174

All parties are advised to satisfy themselves as to the accuracy of the floor areas provided.



11 GRAFTON STREET DUBLIN 2



LEASE TERMS

The property is available To Let on a new long lease.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

BER

Available upon request.

RATES & BID'S

The Local Authority Rates Payable for 2024 are approx. €42,270

The BID's for 2024 are approx. €2,114

CONTACT

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